Immediate Repair Cost Estimate

PRELIMINARY REPAIR COST ESTIMATE — NOT A CONTRACTOR QUOTE



Property type	Detached house
Report date	Nov 24, 2026
Inspection source	Sample_Home_Inspection_Report.pdf
Inspection pages	36
Immediate repairs	5
Reference	MHR-SAMPLE01



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TYPICAL ESTIMATED COST

$13,174

Estimated range: $7,826 – $22,092

CAD · Before applicable taxes

Estimated budget for currently priced work and assessments

IMMEDIATE REPAIR FINDINGS

5

Repairs
$12,461 ($7,521 - $20,565)

Further assessment
$713 ($305 - $1,527)

⚠ IMMEDIATE REPAIR ITEMS

Failed shingles across rear roof slope with active leak — Rear roof slope	**p.9 · $5,718 typical**
Active leak staining at living room ceiling — Living room ceiling	**p.14 · $713 typical assessment**
Widespread rotted deck boards — Rear deck	**p.18 · $3,597 typical**
Corroded and outdated 100A electrical panel — Basement electrical panel	**p.22 · $3,054 typical**
Missing smoke alarm in upstairs hallway — Upstairs hallway	**p.25 · $92 typical**

⚠ Additional repair costs to be determined for 1 item after further assessment; they are not zero.

This report focuses on deficiencies identified in the home inspection that require immediate or urgent corrective attention. Routine maintenance, cosmetic improvements, optional upgrades and non-urgent future replacement recommendations are excluded. This report is not a substitute for reviewing the complete original home inspection report.

Immediate Attention

PRELIMINARY REPAIR COST ESTIMATE — NOT A CONTRACTOR QUOTE

Subject Property: 2187 Aspen Ridge Way SW, Calgary, AB



Original inspection photo — Page 9

1. Failed shingles across rear roof slope with active leak

Rear roof slope · Roofing and gutters · Inspection page 9

TYPICAL REPAIR COST

$5,718

Estimated range: $3,676 – $8,985

WHAT THE INSPECTOR OBSERVED

Shingles across the rear slope are curled, moss-covered and missing, exposing the underlayment; water was actively entering the attic at the time of inspection.

RECOMMENDED REPAIR

Have a roofer replace the shingles and underlayment on the rear slope.

WHY IT MATTERS

Reduces the potential for additional water penetration and damage to surrounding materials.

RECOMMENDED TIMEFRAME

Address within approximately 30 days

IMPORTANT ASSUMPTIONS

Estimate assumes 800 roof sqft.



Original inspection photo — Page 14

2. Active leak staining at living room ceiling

Living room ceiling · General and professional · Inspection page 14

TYPICAL ASSESSMENT COST

$713

Estimated assessment range: $305 – $1,527

Additional repair costs to be determined following assessment.

WHAT THE INSPECTOR OBSERVED

Wet ceiling stain below the bathroom; moisture meter showed elevated readings indicating an active leak.

RECOMMENDED REPAIR

Have a plumber locate and repair the leak, then repair the damaged drywall.

WHY IT MATTERS

Prevents water damage to surrounding cabinetry, floors and walls.

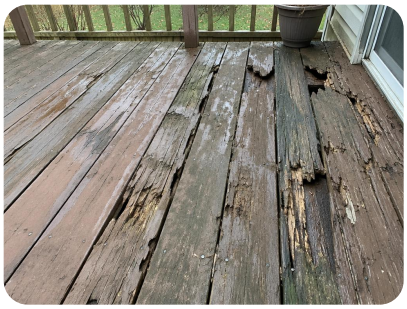
RECOMMENDED TIMEFRAME

Prompt specialist assessment required

IMPORTANT ASSUMPTIONS

Covers the assessment visit only; additional repair costs to be determined following assessment.

Immediate Attention *(continued)*



Original inspection photo — Page 18

3. Widespread rotted deck boards

Rear deck · Exterior and site · Inspection page 18

TYPICAL REPAIR COST
$3,597
Estimated range: $1,962 – $6,541

WHAT THE INSPECTOR OBSERVED
Deck boards across most of the deck are rotted, broken and soft underfoot; this is a trip and fall safety hazard.

RECOMMENDED REPAIR
Replace the rotted deck boards across the deck.

WHY IT MATTERS
Reduces the risk of falls and injury.

RECOMMENDED TIMEFRAME
Address within approximately 30 days

IMPORTANT ASSUMPTIONS
Estimate assumes 160 square feet.



Original inspection photo — Page 22

4. Corroded and outdated 100A electrical panel

Basement electrical panel · Electrical · Inspection page 22

TYPICAL REPAIR COST
$3,054
Estimated range: $1,832 – $4,886

WHAT THE INSPECTOR OBSERVED
The 100A panel is heavily rusted and corroded, with signs of moisture and an outdated breaker layout; this is a fire and shock safety hazard.

RECOMMENDED REPAIR
Have a licensed electrician replace the electrical panel.

WHY IT MATTERS
Reduces the risk of electrical shock and fire.

RECOMMENDED TIMEFRAME
Address before occupancy

Immediate Attention *(continued)*

5. Missing smoke alarm in upstairs hallway

Upstairs hallway · Electrical · Inspection page 25

TYPICAL REPAIR COST
$92
Estimated range: $51 – $153

WHAT THE INSPECTOR OBSERVED
No smoke alarm was found outside the bedrooms; this is a life safety hazard.

RECOMMENDED REPAIR
Install a smoke alarm outside the bedrooms.

WHY IT MATTERS
Working alarms give early warning of fire or carbon monoxide.

RECOMMENDED TIMEFRAME
Address before occupancy

IMPORTANT ASSUMPTIONS
Includes the trade's minimum service charge.

Repair Budget Summary

Repair item	Responsible trade	Typical	Estimated range
Direct homeowner repairs			
1. Failed shingles across rear roof slope with active leak (p.9)	Roofing and gutters	$5,718	$3,676 - $8,985
3. Widespread rotted deck boards (p.18)	Exterior and site	$3,597	$1,962 - $6,541
4. Corroded and outdated 100A electrical panel (p.22)	Electrical	$3,054	$1,832 - $4,886
5. Missing smoke alarm in upstairs hallway (p.25)	Electrical	$92	$51 - $153
Further assessment required			
2. Active leak staining at living room ceiling (p.14)	General and professional	$713	$305 - $1,527
Immediate repair budget (direct)		**$13,174**	**$7,826 - $22,092**

All repair estimates are preliminary budgeting allowances in Canadian dollars, based on typical residential repair scopes, regional pricing models and assumed quantities where measurements are unavailable. Actual contractor pricing may vary depending on site conditions, accessibility, material selection, contractor availability and concealed deficiencies. Obtain local contractor quotations before proceeding with repairs. Condominium and strata responsibilities should be confirmed through applicable governing documents. Sales taxes are excluded unless otherwise stated.